

## NEWARK CENTRAL PLANNING BOARD

PRELIMINARY SITE PLAN  
RESOLUTIONHOVNANIAN @ NEWARK  
URBAN RENEWAL CORPORATION III

BLOCK 405, 406, 407 & 408 in its entirety  
 BLOCK 404, LOTS 1-4, 6-9, 16-21, 23-36  
 BLOCK 409, LOTS 1, 3, 4, 6, 14-20, 22-33, 35-37 & 39-46  
 (WARREN, WEST MARKET, NORFOLK & WICKLIFFE STREET(S))

AUGUST 3, 1992

I make a motion based on the evidence and correspondence presented at this meeting and where the following Facts of Findings exist:

1. Applicant proposes to construct a total of 314 residential condominiums units of approximately 422,566 sq. ft.
2. That the landscape area is approximately 258,311 sq. ft. and parking area is approximately 7,275 sq. ft. and also proposed with circulation area of 97,999 sq. ft.
3. That approximately 19.7% of the entire site will be occupied by the recreation building/tennis court including pool and pool deck.
4. That approximately 584 parking spaces will be provided.

that PRELIMINARY SITE PLAN APPROVAL be granted for the application presented:  
 K. HOVNANIAN @ NEWARK URBAN RENEWAL CORP. III.

who proposes to construct a total of 314 residential condominium units of a total of approximately 422,566 sq. ft.

for premises located at: BLOCK 405, 406, 407 & 48 in its entirety, BLOCK 404, Lots 1-4, 6-9, 16-21, 23-36, BLOCK 409, Lots 1, 3, 4, 6, 14-20, 22-33, 35-37 & 39-46 (Warren, West Market, Norfolk & Wickliffe Street(s))

this project is being approved for the following reasons:

- a. Tax base of the City will increase.
- b. Stagnant and unproductive land can now be developed.
- c. Construction jobs will be created.
- d. More housing units will be constructed.
- e. Elimination of potential garbage dumping site.

I further move that prior to the granting of a FINAL SITE PLAN APPROVAL the following concerns be addressed:

- a. Favorable review and approval of plans from the following agencies:

Dept. of Engineering  
 Dept. of Fire  
 Traffic & Signals, Police Dept.  
 Water/Sewer Utilities

- b. Final approval of the Redevelopment Plan by Municipal Council.
- c. Applicant must post a Performance Guarantee assuring the installation of all on tract improvements prior to the issuance of construction permits.

I so move Mr. Chairman.

Commissioner

MOTION

Alice Herring, Secretary

Commissioner

SECONDED

Tony Machado, Chairman

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